146.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	932,700 / 932,700
					USE VALUE:	932,700 / 932,700
					ASSESSED:	932,700 / 932,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		FISHER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOULMIN CHARLES N
Owner 2:	
Owner 3:	
Street 1:	57 FISHER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOULMIN CHARLES N -
Owner 2:	PESKE G HEATHER -
Street 1:	57 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Vinyl Exterior and 1878 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6150.000	445,600	3,500	483,600	932,700
Total Card	0.141	445,600	3,500	483,600	932,700
Total Parcel	0.141	445,600	3,500	483,600	932,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.59 | /Parcel: 496.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95863
GIS Ref	
GIS Ref	
Insp Date	03/10/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 146.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	445,500	3500	6,150.	483,600	932,600	932,600	Year End Roll	12/18/2019
2019	101	FV	339,800	3500	6,150.	453,400	796,700	796,700	Year End Roll	1/3/2019
2018	101	FV	339,800	3500	6,150.	374,800	718,100	718,100	Year End Roll	12/20/2017
2017	101	FV	339,800	3500	6,150.	344,600	687,900	687,900	Year End Roll	1/3/2017
2016	101	FV	339,800	3500	6,150.	314,300	657,600	657,600	Year End	1/4/2016
2015	101	FV	326,000	3500	6,150.	308,300	637,800	637,800	Year End Roll	12/11/2014
2014	101	FV	326,000	3500	6,150.	286,500	616,000	616,000	Year End Roll	12/16/2013
2013	101	FV	326,000	3500	6,150.	272,600	602,100	602,100		12/13/2012

!11416!

PRINT

Date	Time
12/11/20	01:35:23

LAST REV

Date	Time
12/27/19	09:07:23
apro	
11416	

USER DEFINED

Prior Id # 1:	95863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOULMIN CHARLES	71045-233	1	5/23/2018	Estate/Div	1	No	No		
KASPER C./TRS C	53540-475		9/15/2009		630,000	No	No		
KASPER CHRISTIA	50208-212		10/11/2007	Family	1	No	No		
BRAEMER JEFFREY	31080-3		1/15/2000		411,000	No	No		
CLARK SANDRA	27288-497		5/13/1997		273,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/3/2019	1165		5,000					
5/2/2018	536	New Wind	11,000	C				
10/3/2017	1301	Redo Bat	10,000	C				
5/9/2017	534	New Wind	5,000	C				
7/9/2003	548	Siding	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/10/2018	MEAS&NOTICE	HS	Hanne S
11/11/2008	Meas/Inspect	197	PATRIOT
3/11/2004	External Ins	BR	B Rossignol
4/7/2000	MLS	MM	Mary M
11/16/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6150		Sq. Ft.	Site		0	80.	0.98	9									483,602						483,600	

Total AC/HA: 0.14118 | Total SF/SM: 6150 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 483,602 | Spl Credit | Total: 483,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31836414
Const Adj.:	1.00989902
Adj $ / SQ:	166.427
Other Features:	90000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	467039
Depreciation:	21484
Depreciated Total:	445555

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

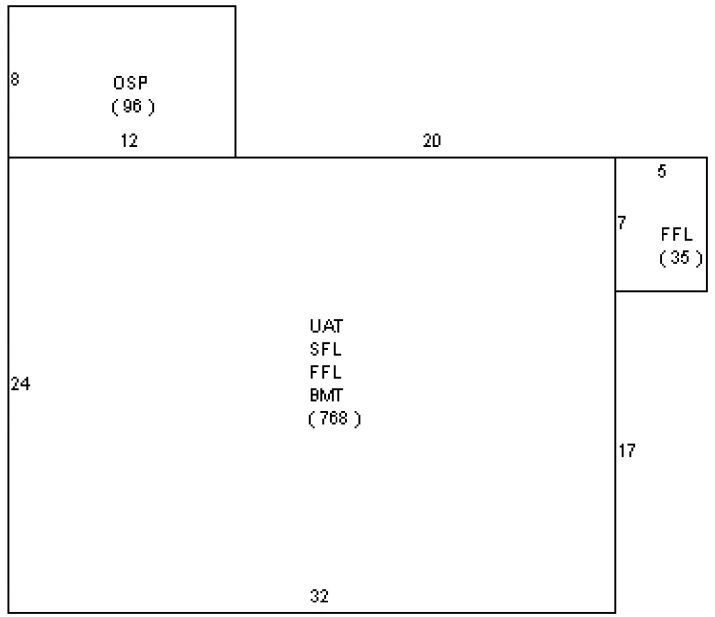
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.07
Special Features:	0	Val/Su Net:	169.62
Final Total:	445600	Val/Su SzAd	283.64

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	803	166.430	133,641
BMT	Basement	768	73.890	56,750
SFL	Second Floor	768	166.430	127,816
UAT	Upper Attic	192	66.570	12,782
OSP	Screen Porch	96	37.420	3,593

Net Sketched Area:	2,627			Total:	334,582
Size Ad	1571	Gross Are	3203	FinArea	1878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1937	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500

IMAGE

AssessPro Patriot Properties, Inc